

City of Santa Barbara Planning Division

HISTORIC LANDMARKS COMMISSION AGENDA

AGENDA SCHEDULE IS SUBJECT TO CHANGE AS CANCELLATIONS OCCUR. STAFF WILL NOTIFY APPLICANTS OF TIME CHANGES.

Wednesday, July 31, 2013 David Gebhard Public Meeting Room: 630 Garden Street 1:30 P.M.

COMMISSION MEMBERS: PHILIP SUDING. *Chair*

DONALD SHARPE, Vice-Chair

LOUISE BOUCHER
MICHAEL DRURY
WILLIAM LA VOIE
FERMINA MURRAY
JUDY ORÍAS

CRAIG SHALLANBERGER

BARRY WINICK

ADVISORY MEMBER: DR. MICHAEL GLASSOW
CITY COUNCIL LIAISON: DALE FRANCISCO
PLANNING COMMISSION LIAISON: SHEILA LODGE

STAFF: JAIME LIMÓN, Design Review Supervisor / Historic Preservation Supervisor

NICOLE HERNÁNDEZ, Urban Historian SUSAN GANTZ, Planning Technician

GABRIELA FELICIANO, Commission Secretary

Website: www.SantaBarbaraCa.gov

HISTORIC LANDMARKS COMMISSION SUBMITTAL CHECKLIST (See El Pueblo Viejo District Guidelines & Design Review Submittal Requirements for Details)		
CONCEPT REVIEW	Required	Master Application & Submittal Fee - (Location: 630 Garden Street) Photographs - of the existing building (if any), adjacent structures, composite panoramic view of the site, surrounding areas & neighborhood streetscape - mounted or folded to no larger than an 8.5" x 14" photo display board. Plans - three sets of folded plans are required at the time of submittal & each time plans are revised. Vicinity Map and Project Tabulations - (Include on first sheet) Site Plan - drawn to scale showing the property boundaries, existing & proposed structures, building & area square footages, building height, areas to be demolished, parking, site topography, conceptual grading & retaining walls, & existing landscaping. Include footprints of adjacent structures. Exterior elevations - showing existing & proposed grading where applicable.
	Suggested	Site Sections - showing the relationship of the proposed building & grading where applicable. Plans - floor, roof, etc. Rough sketches are encouraged early in the process for initial design review to avoid pursuing incompatible proposals. However, more complete & thorough information is recommended to facilitate an efficient review of the project.
PROJECT DESIGN APPROVAL	Required Suggested	Same as above with the following additions: Plans - floor, roof, etc. Site Sections - showing the relationship of the proposed building & grading where applicable. Preliminary Landscape Plans - required for commercial & multi-family; single family projects where grading occurs. Preliminary planting plan with proposed trees & shrubs & plant list with names. Plans to include street parkway strips. Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" & detailed on all sets of plans.
	Buggested	Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Materials submitted for Project Design Approval form the basis for working drawings & must be complete & accurate.
FINAL & CONSENT	Required	Same as above with the following additions: Color & Material Samples - to be mounted on a board no larger than 8.5" x 14" and detailed on all sets of plans. Cut Sheets - exterior light fixtures and accessories where applicable. Exterior Details - windows, doors, eaves, railings, chimney caps, flashing, etc. Final Landscape Plans - landscape construction documents including planting, irrigation plan and water conservation compliance. Consultant/Engineer Plans - electrical, mechanical, structural, & plumbing where applicable.

AGENDAS, MINUTES, REPORTS, PLANS & PUBLIC RECORD WRITINGS. Copies of all documents relating to agenda items are available for review at 630 Garden Street and agendas and minutes are posted online at www.SantaBarbaraCA.gov/HLC. If you have any questions or wish to review the plans, please contact Susan Gantz, Historic Landmarks Commission (HLC) Planning Technician, at (805) 564-5470, ext. 3311, or by email at SGantaBarbaraCA.gov. Office hours are 8:30 a. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under City Calendar to verify closure dates. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden Street, during normal business hours. Writings that are a public record under Government Code § 54957.5(a) and that relate to an agenda item for an open session of a regular meeting of the HLC and that are distributed to a majority of all of the members of the HLC during the meeting are available for public inspection by the door at the back of the David Gebhard Public Meeting Room, 630 Garden Street, Santa Barbara, CA.

PUBLIC COMMENT. The public has the opportunity to comment on any item on today's agenda. The Chair will announce when public testimony can be given for each item on the agenda. Speaker slips are available by the door and should be filled in and handed to the HLC Secretary (adjacent to the window) before the agenda item begins. Please indicate which item you would like to address on the speaker slip and, in your testimony, which portion of the project you will be addressing in your comments. Each speaker is allocated two minutes for public comment due to time constraints. Written public comment letters and emails received prior to the meeting are typically distributed to the HLC at their meeting.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY. State law, in certain circumstances, allows an architect, engineer or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which they are seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted in the back of the David Gebhard Public Meeting Room and available at the Community Development Department located at 630 Garden Street, Santa Barbara, CA.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures (HLC Guidelines). The specific HLC Guideline number related to each advisory is listed in parenthesis after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. **It is suggested that applicants arrive 15 minutes early.** The agenda schedule is subject to change as cancellations occur. Staff will notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. In order to reschedule the item for review, a rescheduling fee will be paid and the applicant must fill out and file a Supplemental Application Form at 630 Garden Street (Community Development Department) in addition to submitting appropriate plans. (3.2.4)
- Substitution of plans is not allowed. If revised plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a project design approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the project design approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- All approvals made by the HLC are based on compliance with Municipal Code Chapter 22.22 and with adopted HLC guidelines. Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division Staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street, within ten (10) calendar days of the meeting and which the Board took action or rendered its decision. (3.2.9)
- AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at (805) 564-5470, ext. 3310. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

LICENSING ADVISORY:

The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.12 and 3.1.2C for specific information.

NOTICE:

- A. On Friday, July 26, 2013, at 4:00 P.M., this Agenda was duly posted on the indoor and outdoor bulletin boards at the Community Development Department, 630 Garden Street, and online at www.SantaBarbaraCa.gov/hlc.
- B. This regular meeting of the Historic Landmarks Commission will be broadcast live on TV Channel 18, or on your computer, via www.SantaBarbaraCa.gov/Government/Video. Meeting rebroadcast schedule can be found at www.CityTV18.com/schedule.htm. An archived video copy of this meeting will be viewable on computers with high speed internet access by going to www.SantaBarbaraCa.gov/HLC and then clicking Meeting Videos.

GENERAL BUSINESS:

A. Public Comment:

Any member of the public may address the Historic Landmarks Commission for up to two minutes on any subject within their jurisdiction that is not scheduled on this agenda for a public discussion. The total time for this item is ten minutes. (Public comment for items scheduled on today's agenda will be taken at the time the item is heard.)

- B. Approval of the minutes of the Historic Landmarks Commission meeting of July 17, 2013.
- C. Consent Calendar.
- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
- E. Subcommittee Reports.

HISTORIC STRUCTURES REPORT

1. 209 E ISLAY ST E-1 Zone

(1:45) Assessor's Parcel Number: 027-042-009
(10 MIN) Application Number: MST2013-00250
Owner: Peter and Li Camenzind

Architect: James Lecron

(Proposed demolition of a 3,817 square foot single-family dwelling.)

(Review of Historic Structures/Sites Report prepared by Post/Hazeltine Associates. The report determined that the house, garage, and exterior sandstone fireplace are not significant historic resources but the sandstone retaining wall is eligible for Structure of Merit Status.)

MISCELLANEOUS ACTION ITEM

2. 209 E ISLAY ST E-1 Zone

(1:55) Assessor's Parcel Number: 027-042-009
(5 MIN) Application Number: MST2013-00250
Owner: Peter and Li Camenzind

Architect: James Lecron

(Proposed demolition of a 3,817 square foot single-family dwelling.)

(Request by Staff to add the sandstone retaining wall to the City of Santa Barbara Potential Historic Resources List.)

DISCUSSION ITEM

3. GUTIERREZ STREET BRIDGE REPLACEMENT

E-1 Zone

(2:00) Staff Member: John Ewasiuk, Principal Engineer

(30 MIN) (Presentation and discussion on the Gutierrez Street Bridge Replacement project.)

FINAL REVIEW

4. 0 BLK W MASON ST

(2:30) Assessor's Parcel Number: ROW-002-096
(30 MIN) Application Number: MST2010-00261
Owner: City of Santa Barbara

Applicant: John Ewasiuk

(Proposal to replace the structurally deficient Mason Street Bridge over Mission Creek and increase channel capacity in accordance with the approved 2001 Lower Mission Creek Flood Control Project Environmental Impact Report/Environmental Impact Statement. The existing bridge span is 35 feet and the new bridge span will be 55 feet; the existing road bed width is 24.4 feet and the new road bed width will be 28 feet. Overall existing bridge width is 33.4 feet and is proposed to be 49.5 feet.)

(Requires compliance with City Council Resolution No. 01-137. Project was last reviewed on February 13, 2013.)

FINAL REVIEW

5. MISSION CREEK HRC-2/SD-3 Zone

(3:00) Assessor's Parcel Number: 033-041-012
(15 MIN) Application Number: MST2008-00360
Owner: City of Santa Barbara

Applicant: John Ilasin, Project Engineer

(Proposal to widen Mission Creek between Cabrillo Boulevard and Highway 101 and replace existing bridges. This is part of the Lower Mission Creek Flood Control Project. Bridges to be reviewed under separate Master Applications. Reach 1A (phase 1) creek widening between Cabrillo Boulevard and W. Mason Street is complete. Reach 1A (phase 2) creek widening is part of the Mason Street Bridge Replacement project (MST2010-00261). Reach 1B is located between W. Mason Street and W. Yanonali Street.)

(Involves Reach 1B to widen the creek channel between Yanonali and Mason Streets and includes the construction of channel walls, expanded habitat zone, rip-rap revetments, ornamental fencing, and landscaping. Reconfiguration of parking spaces on 135 Kimberly Ave. is also proposed. Requires compliance with Planning Commission Resolution No. 036-08. Project was last reviewed on February 13, 2013.)

REVIEW AFTER FINAL

6. 902 CHAPALA ST

(3:15) Assessor's Parcel Number: 039-321-019
(30 MIN) Application Number: MST2012-00149

Owner: Cynthia Howard Trust
Architect: Cearnal Andrulaitis, LLP

Contractor: Signs By Ken, Inc Business Name: Charles Schwab

(Proposal for a facade remodel to replace the existing storefront window system, remove the existing eave, fascia, and parapet, and add new copper gutter and downspouts. Parking lot work and a new trash enclosure will be reviewed under separate application MST2012-00217.)

(Second Review. Review After Final to add 1/4" flat black aluminum panels to all four elevations. Signage was reviewed under a separate application. Project was last reviewed on July 17, 2013.)

REVIEW AFTER FINAL

7. 33 E CAÑÓN PERDIDO ST

C-2 Zone

(3:45) Assessor's Parcel Number: 039-322-009
(5 MIN) Application Number: MST2011-00174
Owner: Lobero Theatre Foundation

Architect: Kruger Bensen Ziemer Architects, Inc.

(Proposal for the following exterior alterations: Remove 4,650 square feet of existing brick paving for reuse with new brick in a new hardscape design, add 241 square feet of new brick paving, and construct new stairs, walkways, and ramps for ADA compliance at various locations around the building. The public sidewalks along E. Cañón Perdido and Anacapa Streets will be replaced. Two existing olive trees will be replaced with Carob trees and the landscaped areas along the streets will be simplified to more accurately represent the original landscape design. New planters at the Anacapa Street lawn areas will provide more effective storm water treatment. Also proposed is new rooftop HVAC equipment which will require a 7'-4" tall plaster parapet wall over the existing Green Room roof. Minimal lighting will be added at the proposed entry stair and Esplanade, and existing exterior sconces will be re-lamped and refurbished. This is a *designated City Landmark*: "The Lobero Theatre." (This proposed work affects Assessor Parcel Numbers 039-322-009 & 039-322-038.))

(Review After Final of change to approved plans to remove two proposed intermediate handrails at the main entry steps. Requires Historic Resource Findings.)

PROJECT DESIGN REVIEW

8. 35 STATE ST HRC-2/SD-3 Zone

(3:50) Assessor's Parcel Number: 033-102-004 Application Number: MST97-00357

Owner: 35 State Street Hotel Partners, LLC

Applicant: Michael Rosenfeld Agent: Ken Marshall Architect: DesignARC, Inc. Landscape Architect: Suding Design

Engineer: Penfield & Smith Engineers, Inc.

(Proposal for a mixed-use development, Entrada de Santa Bárbara, involving the private redevelopment of portions of three blocks of properties located at 35, 36, and 118 State Street. The proposal includes construction of 123 hotel rooms, 22,326 square feet of commercial floor area and approximately 264 parking spaces. Area A (35 State Street) includes 64 hotel rooms and approximately 4,584 square feet of commercial space. Area B (36 State Street) includes 59 hotel rooms and approximately 6,437 square feet of commercial space. Area C (118 State Street) includes approximately 11,305 square feet of commercial space.)

(Project Design Approval of the revised project is requested for Areas A, B, and C. The City Council approved the project on December 11, 2001, and a Substantial Conformance Determination was issued by the City Administrator on June 27, 2013. Project requires compliance with City Council Resolution No. 01-103. Project was last reviewed on September 1, 2010.)